

\$675,000 - 220 Auburn Meadows Place Se, Calgary

MLS® #A2230926

\$675,000

4 Bedroom, 4.00 Bathroom, 1,643 sqft

Residential on 0.07 Acres

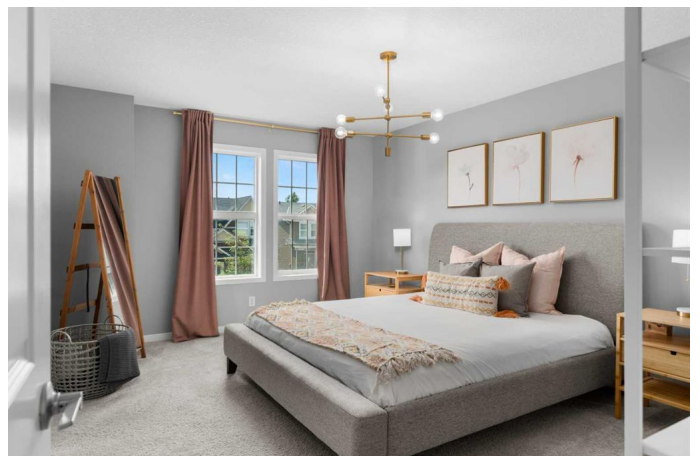
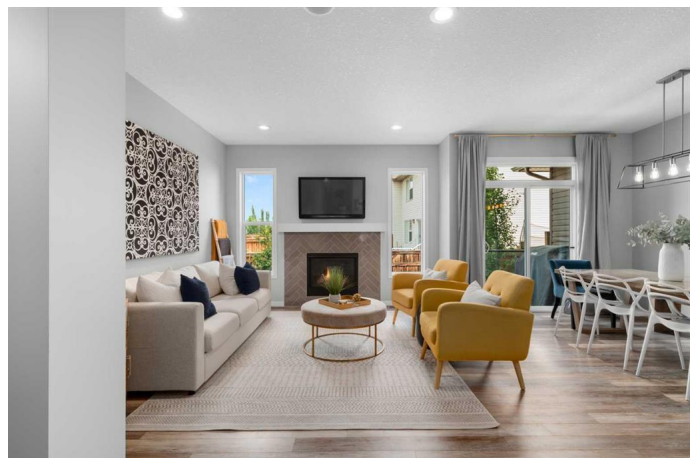
Auburn Bay, Calgary, Alberta

If you've been hunting for something different, this might just be "The One." Welcome to one of only eight semi-detached homes in Auburn Bay with a double attached garage " and yes, it feels like a fully detached home inside.

The main floor brings all the good energy: an open floor plan, tons of natural light, a gas fireplace for cozy nights, and a dream kitchen with quartz countertops, soft-close everything, built-in microwave, and a massive centre island that doubles as a snack command centre. The living room is bright, welcoming, and perfectly positioned for conversation or curling up by the fire " it's the kind of space that makes you want to stay a while. You™ love the walk-through pantry that leads straight to a super functional mudroom with a built-in bench and tons of storage (because life is messy and this home gets that).

Upstairs: a spacious central bonus room, two bedrooms tucked away for privacy, a full bath, and upstairs laundry (no tripping on stairs hauling laundry baskets up and down). The primary retreat? Total main character energy " with a spa-like ensuite, soaker tub, and dream walk-in closet.

Downstairs is fully finished with a huge family room, another full bath, a massive bedroom, and four separate storage areas (yes, FOUR " your holiday decor and Costco haul just



high-fived).

Outside? Low-maintenance perfection: over \$50K in landscaping with artificial turf, patio, and deck. Plus solar panels and central A/C so you can chill (literally) and save cash.

Tucked near the off-leash park (not too near â€” no howling nights here), and close to schools, shopping, pubs, and more â€” this one checks all the boxes, and then adds a few bonus ones.

And letâ€™s not forget: this is Auburn Bay â€” one of Calgaryâ€™s most loved lake communities. Think year-round activities, community events, amazing playgrounds, and a true family-friendly vibe. Whether you're paddle boarding in the summer, skating in the winter, or grabbing coffee after school drop-off, life here just feels good.

Built in 2016

Essential Information

MLS® #	A2230926
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	220 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H5

Amenities

Amenities	Beach Access, Boating, Clubhouse, Community Gardens, Picnic Area, Playground, Racquet Courts, Dog Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R-2 M

HOA Fees	484
HOA Fees Freq.	ANN

Listing Details

Listing Office	Realay
----------------	--------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.